

Tiverton Municipal Buildings Feasibility Advisory Committee  
Regular Meeting Minutes  
April 13, 2010 at 7:00 p.m.  
Town Hall, 343 Highland Rd., Tiverton, RI

**Call to Order:** The meeting was called to order at 7:03 p.m.

**In attendance:** Louis Cabral, Laura Epke, Lisa Glowacki, Jay Lambert, Bob Martin, Barbara Pelletier, Lynn Perrault

**Approval of Minutes:** March 23, 2010 minutes were approved with minor changes (change Lisa to Laura on page 2, under the Town Council Resolution)

**Status Updates/Discussion:**

- Nonquit appraisal highlights: L. Glowacki
  - Lisa reviewed the appraisal highlights. Noted were the use of comps from 2006, 2007, 2008.
  - One question raised was, "Why were the appraisals done with such comps?" They are not recent. Another, "Are the comps accurate in the current market?"
  - Lou brought up a possible concern; the appraisal creates an expectation that property is valued at "X" which could be a concern now that we are looking into these properties.
- Structural Quality Matrix: L. Cabral
  - The committee reviewed the matrix that Bob had completed (through his understanding) on all of the buildings.
  - Water shed area will be added to the matrix.
  - Everyone handed in the matrix they had completed. Lou will consolidate the information.
- Zoning/Use Constraints: L. Epke
  - No information was available at this meeting.
- Historical Research: B. Pelletier
  - Barbara had some photographs and news articles she has begun to collect on building history. These were shared with the committee.
- Capital Plan: L. Epke, L. Perrault

**DPW plan discussion**

- Bob raised the idea as to whether or not the committee should take the DPW off the list at this point. After much discussion the committee agreed to keep the DPW on the matrix as we continue to gather information, but consider it on the "back burner". The three issues that led the committee to this decision were:
  1. Being on the matrix will provide the Council with documentation of building integrity.
  2. When looking into consolidating building use one recommendation might be to put the Town Maintenance office at the DPW.
  3. Consideration of having a transfer station in town which might involve the DPW site.

**Memo to Town Council**

- Laura presented the draft memo in response to the resolution accepted by the Council. After everyone read through the memo discussion followed.
  - After the first resolution, a second resolution was brought forward by people of the community. This resolution would affect how the committee moves forward, should it pass.
  - Bob suggested we table the letter until after the FTM, this was seconded by Lou. Bob later retracted his suggestion and again this was seconded by Lou.
  - Lou suggested that adjustments to the wording of this memo would allow us to get some feedback from the Town Council so the two groups are aligned.
  - Bob made a motion saying that the committee agrees with the sense of this memo to the Town Council. This was seconded and approved by the committee.
  - A second motion by Bob asked for Lou, Laura and Lynn to work on the memo for minor language revisions in order to get feedback from the Council so both the Council and the Committee are aligned. This motion was seconded and agreed by all.
- The memo will be on the agenda for the next meeting.

### **Survey questions for FTM**

- Questions brought up for a survey were:
  - Does the town need to identify a Town Center and if so where should it be?
  - What type of business(es) would be beneficial to our town?
  - Do you use any town property for recreational use? What for?
  - Are you aware that the town is looking at consolidation building use? Are you aware that there are cost associated with consolidation?
  - Did you know about this committee?
  - How long have you lived in town?
- The committee also discussed the presentation of the survey. Ideas focused on size (half sheet), number of questions (five), and ease of reading and filling out (circle and one word statements).
- The committee sees a need for further discussion a future meeting.

### **Public Uses – Document current & future needs**

- Move this to a future meeting.

### **New Business**

- Town owned vacant land
  - Laura will go through the documents given to her by Dave Robert and consolidate the information onto one document.
- Municipal energy survey
  - There is a study involving energy saving improvements to buildings currently taking place.
- Town website feedback structure
  - This is on hold.
- Nonquit plan discussion
  - Move this to a future meeting.
- Timetable/benchmarks
  - Move this to a future meeting.

**To-Do List:**

Lou will consolidate the matrix information.

Lou, Laura and Lynn will revise the memo.

**Set Next Meeting Date:** April 19, 2010

**Adjourn:** The meeting was adjourned at 9:00 p.m.

**Respectfully submitted by:** Lynn Perrault